



DEPT OF BLDGS440558861

Job Number

ES662755104

Scan Code ix BIS

job number label here

completed as a PDF fill-in. You are required to notify
the Department 72 hours before commencing work
in connection with this Tenant Protection Plan.

**1 Location Information** Required for all applications.

House No(s) 23-03

Street Name 28 AVE

Number of apartments to remain occupied 028

Borough QUEENS

Block 544

Lot 1

BIN 4006156

CB No.401

2

Tenant Protection Plan Required for all applications with occupied dwelling units. (2014 AC 28-104.8.4) Means and methods shall be described with particularity and in no case shall terms such as "code compliant," "approved," "legal," "protected in accordance with law" or similar terms be used as a substitute for such description. The elements of the Tenant Protection Plan may vary depending on the nature and scope of the work but at a minimum shall make detailed and specific provisions for:

1. **Egress** - Clarify how adequate egress will be maintained during construction.
2. **Fire Safety** - Identify safety measures to maintain fire safety of occupied dwelling during construction.
3. **Health requirements** - Specify methods to be used for control of dust, disposal of construction debris, noise control, maintenance of sanitary facilities during construction.
 - 3.1. **Lead and asbestos** - Statement of compliance with applicable provisions of law relating to lead and asbestos, such statement shall describe with particularity what means and methods are being undertaken to meet such compliance.
4. **Compliance with housing standards** - Demonstrate compliance with NYC housing maintenance code and NYS multiple dwelling law during construction.
5. **Structural safety** - Identify specific measures to maintain structural stability during construction.
6. **Noise restrictions** - Identify measures to comply with NYC Noise control code during construction.
7. **Maintaining essential services** - Describe the means and methods to be used for maintaining heat, hot water, cold water, gas, electricity, or other utility services in accordance with the requirements of the New York City Housing Maintenance Code. Specify if a disruption of any such service is anticipated during the work, including the anticipated duration of such disruption and the means and methods to be employed to minimize such disruption, including the provision of sufficient alternatives for such service during such disruption.
8. **Other requirements** - Any additional requirements to assure tenant safety during construction.

Complete all sections that apply below.

1 EGRESS

- 1.1 All existing means of egress for tenants of building are to be remain in use. All means of egress are to be maintained clear and free of all obstructions such as building materials, tools, etc. In order to maintain an adequate course of egress at all times.
- 1.2. The main entrance public hallways and lobby, service doors on bulkheads and related egress points related to any neighboring properties must remain accessible at all times.

2. Fire safety

- 2.1. All necessary laws and controls, including those with respect to occupied dwellings, as well as additional safety measures necessitated by the construction shall be strictly observed.
- 2.2. All building materials stored at the construction area, and/or in any area of the building, are to be stored in a locked area. Access to such area(s) is to be controlled by the owner, and/or general contractor.
- 2.3. All materials are to be stored in an orderly fashion.
- 2.4. All flammable materials are to be kept tightly sealed in their respective manufacturer's containers. Such materials are to be kept away from heat.
- 2.5. All flammable materials to be used and stored in adequately ventilated spaces.
- 2.6. All power to be shut off wherever there is exposed conduit wiring.
- 2.7. All power in the construction area to be shut off after working hours.
- 2.8. The contractor, at all times, is to insure there is no leakage of natural gas in the building, or any flammable gas used in construction
- 2.9. Fire extinguishers that are certified with placards shall be present at all work areas.

3. Health requirements:

- 3.1. The contractor shall comply with "the use of lead-safe practices" for work impacting 6 sq. Ft. Or more of lead paint in buildings erected before 1978, and all applicable state and local regulations. Proposed work must also

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

comply with the federal EPA rules issued April 22, 2008. No ACM's were noted on the building. See ACP5 form as part of the filing package for details.

3.2. Construction operations are confined to normal working hours: 8:00 am to 5:00 pm, Monday thru Friday, except legal holidays. Contractor to obtain written consent from all parties affected by working other than the normal working hours. Contractor to obtain after-hours work permit from all applicable New York City agencies if working other than normal working hours.

4. Compliance with housing standards:

4.1. The requirements of the NYC housing maintenance code, and, where applicable, the NYS multiple dwelling law shall be strictly observed.

5. Structural safety

5.1. No structural work shall be done that may endanger occupants.

5.2. Contractor to provide adequate temporary bracing and shoring whenever structural work is involved.

5.3. All demolition, repair, and item operations to be performed in accordance with the 2014 New York City building code, article 19, sub-articles 1905.0 and 1906.0.

6. Noise restrictions:

6.1. Construction operations are confined to normal working hours: 8:00 am to 5:00 pm, Monday thru Friday, except legal holidays.

6.2. Contractor to obtain written consent from all parties affected by working other than the normal working hours.

6.3. Contractor to obtain after-hours work permit from all applicable New York City agencies if working other than normal working hours.

7. Maintaining essential services:

7.1. Construction operations will not involve the interruption of heating, ventilation, water, gas, or electrical services to other tenants of the building.

Should you require additional space, please complete and submit an A11 form.

3 Tenant Protection Plan Attachments/Drawings Required for all applications where separate Tenant Protection Plan attachments/drawings are included. Please append legible 11 x 17 attachments/drawings to this document.

1. Do attachments/drawings accompany this TPP? ☐ Yes ☐ No

2. If yes, how many pages?

4 Applicant's Statements and Signatures Required for all applications.

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

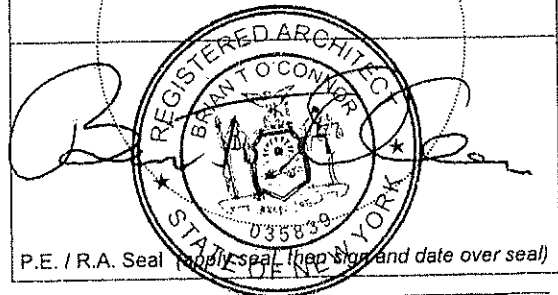
Name (please print)

BRIAN O'CONNOR

Signature

Date

7/3/19



P.E. / R.A. Seal (Apply seal, then sign and date over seal)